

Valle de Oro

Overview

The community is largely built-out. Much of the commercial land is included in specific plans and not shown as a commercial general plan designation. The industrial needs are met in neighboring cities and unincorporated communities. The industrial land for this community was originally assigned in the community of Spring Valley before the communities were separated into two Planning Areas.

Key Issues

The community is largely built-out.

Planning Group Direction

- No changes to the existing General Plan except to correct errors (make compatible with zoning) or recognize changes necessitated by the deletion of the Service Commercial designation
- Change the area previously designated Service Commercial to Limited Impact Industrial

Additional Staff Analysis/ Recommendations

Staff supports Planning Group direction. Additional commercial and industrial uses are not proposed.

Planning Commission Recommendations

The Planning Commission concurs with staff's recommendations.

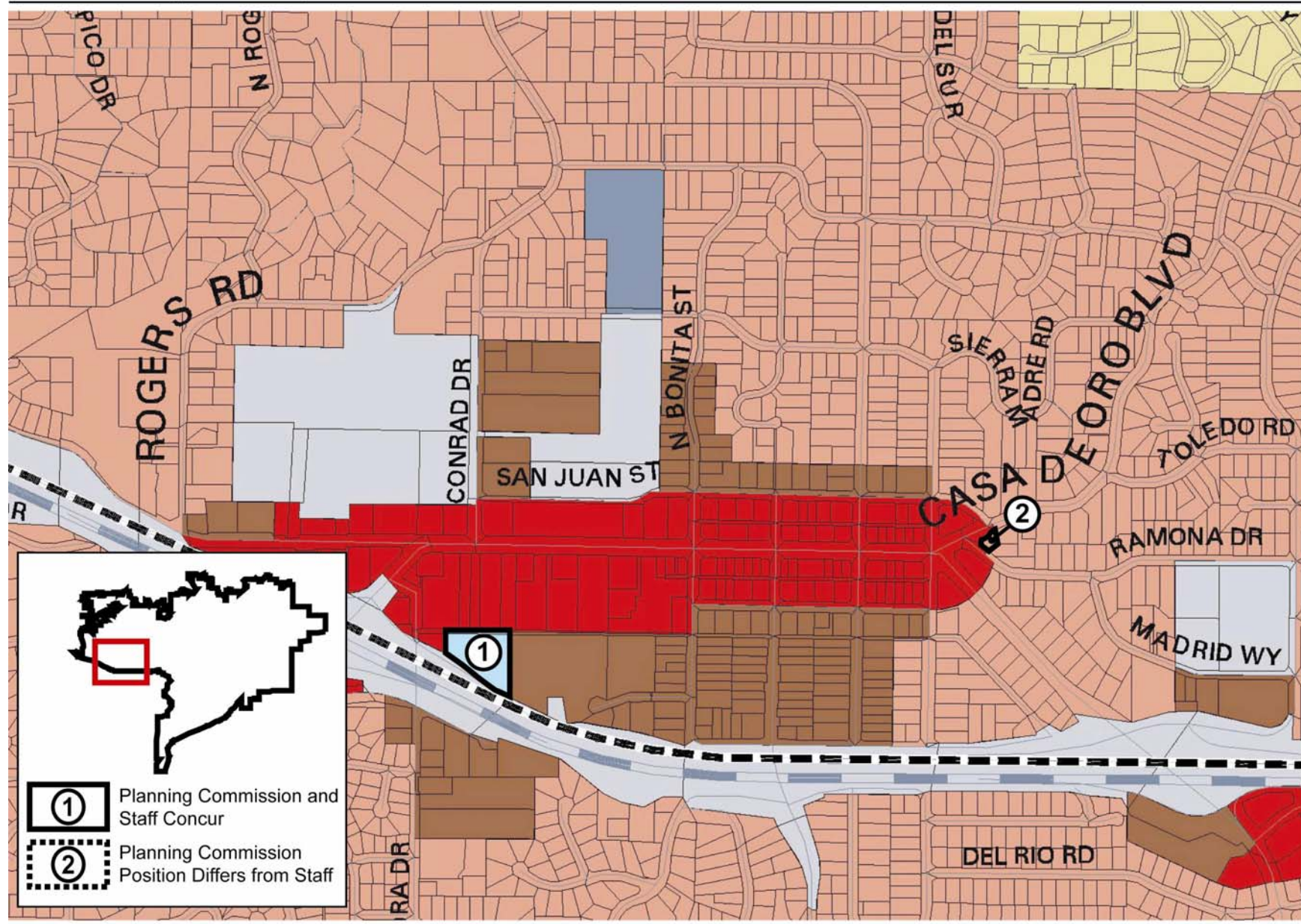
ERA Needs Analysis (all numbers in gross acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	110	236	126	236	126
Industrial	37	2	(35)	2	(35)
Office	23	35	12	35	12

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Valle de Oro (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<u>Staff</u> (I-1) Limited Impact Industrial <u>Planning Commission</u> Concur with staff	(I-1) Limited Impact Industrial	No recommendation submitted	<i>Total Area:</i> 2 acres <i>Current Use:</i> Industrial (banjo factory) <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated change • Recognition of existing uses • Staff supports the Planning Group recommendation
2	<u>Staff</u> (VR-4.3) Village Residential <u>Planning Commission</u> Concur with staff	(VR-4.3) Village Residential	(13) General Commercial (Kelsen)	<i>Total Area:</i> Less than ½ acre <i>Current Use:</i> Old fire station and outside storage <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> • The Planning Group has requested a change to the designation to correct a mapping error. The new designation should recognize the existing zone • Existing Zoning is RS-4 (single family residential – 4.3du/acre) • Adjacent to other residential uses • Staff supports the Planning Group recommendation